

NOTICE OF HEARING

Pursuant to the Ontario *Planning Act*

Consent and Minor Variance Applications

Panel 1

Wednesday, March 6th, 2024

1 p.m.

Ben Franklin Place, Main Floor Chamber, 101 Centrepointe Drive
and by videoconference

Owners of neighbouring properties within 60 metres of the property address below are receiving this notice in case they want to comment on the applications and/or participate at the hearing.

The hearing can also be viewed on the Committee of Adjustment [YouTube](#) page.

Simultaneous interpretation in both official languages, accessible formats and communication supports are available for any specific agenda item by contacting the Committee of Adjustment at least 72 hours before the hearing.

File Nos.: D08-01-24/B-00002, D08-02-24/A-00002 and D08-02-24/A-00005

Applications: Consent under section 53 of the *Planning Act*
Minor Variance under section 45 of the *Planning Act*

Owners/Applicants: Li Kuang and Xiang Zhu Chen

Property Address: 295 & 297 Dovercourt Avenue

Ward: 15 - Kitchissippi

Legal Description: Lot 14 and Part of Lot 13, Registered Plan 310

Zoning: R3R [2687] H (8.5)

Zoning By-law: 2008-250

APPLICANT'S PROPOSAL / PURPOSE OF THE APPLICATIONS:

The Owner wants to subdivide their property into two separate parcels of land for the construction of a semi-detached dwelling. The existing dwelling will be demolished.

CONSENT IS REQUIRED FOR THE FOLLOWING:

The Owner requires the Committee's consent to sever.

The severed property is shown as Part 2 on a Draft 4R-Plan filed with the applications, will have a frontage of 8.69 metres, a depth of 31.09 metres, and a lot area of 270.06 square metres. This parcel will contain one half of the proposed semi-detached dwelling and will be municipally known as 295 Dovercourt Avenue.

The retained property is shown as Part 1 on a Draft 4R-Plan filed with the applications, will have a frontage of 8.69 metres, a depth of 31.09 metres and a lot area of 270.07 square metres. This parcel will contain one half of the proposed semi-detached dwelling and will be municipally known as 297 Dovercourt Avenue.

Approval of this application will have the effect of creating two separate parcels of land that will not be in conformity with the requirements of the Zoning By-law and therefore, minor variance applications (File Nos. D08-02-24/A-00002 and A-00005) have been filed and will be heard concurrently with this application.

REQUESTED VARIANCES:

The Owners/Applicants require the Committee's authorization for minor variances from the Zoning By-law as follows:

A-00002: 295 Dovercourt Avenue, Part 2 on 4R- Plan, proposed one half of semi-detached dwelling:

- a) To permit a front-facing attached garage, whereas the By-law does not permit a front-facing garage based on the conclusions of a Streetscape Character Analysis.

A-00005: 297 Dovercourt Avenue, Part 1 on 4R- Plan, proposed one half of semi-detached dwelling:

- b) To permit a front-facing attached garage, whereas the By-law does not permit a front-facing garage based on the conclusions of a Streetscape Character Analysis.

IF YOU DO NOT PARTICIPATE in the hearing, it may proceed in your absence, and you will not receive any further notice of the proceedings.

IF YOU WANT TO BE NOTIFIED OF THE DECISION following the hearing, and of any subsequent appeal to the Ontario Land Tribunal, submit a written request to the Committee.

FOR MORE INFORMATION about this matter, contact the Committee of Adjustment at the address, email address, website or QR code below.

ALL SUBMITTED INFORMATION BECOMES PUBLIC

In accordance with the *Planning Act*, the *Municipal Act* and the *Municipal Freedom of Information and Privacy Act*, a written submission to the Committee of Adjustment is considered public information and can be shared with any interested individual. Information you choose to disclose in your correspondence, including your personal information, will become part of the public record, and shared with Committee Members, the Applicant(s) or their agent, and any other interested individual.

HOW TO PARTICIPATE

Submit written or oral comments before the hearing: Email your comments to cofa@ottawa.ca at least 24 hours before the hearing to ensure they are received by the panel adjudicators. You may also call the Coordinator at 613-580-2436 to have your comments transcribed.

Register to Speak at the hearing at least 24 hours before by contacting the Committee Coordinator at 613-580-2436 or at cofa@ottawa.ca. You will receive details on how to participate by videoconference. If you want to share a visual presentation, the Coordinator can provide details on how to do so. Presentations are limited to five minutes, and any exceptions are at the discretion of the Chair.

Hearings are governed by the Committee of Adjustment's *Rules of Practice and Procedure* accessible online.

COMMITTEE OF ADJUSTMENT

The Committee of Adjustment is the City of Ottawa's quasi-judicial tribunal created under the Ontario *Planning Act*. Each year, it holds hearings on hundreds of applications under the *Planning Act* in accordance with the Ontario *Statutory Powers Procedure Act*, including consents to sever land and minor variances from the zoning requirements.

DATED: February 20, 2024



Ce document est également offert en français.

Committee of Adjustment

City of Ottawa

101 Centrepointe Drive

Ottawa ON K2G 5K7

Ottawa.ca/CommitteeofAdjustment

cofa@ottawa.ca

613-580-2436



Comité de dérogation

Ville d'Ottawa

101, promenade Centrepointe

Ottawa ON K2G 5K7

Ottawa.ca/Comitedederogation

cded@ottawa.ca

613-580-2436